

Notices of Election and Demand Filed in Adams County

From May 16, 2023 Through May 16, 2023

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202379881

NED Date: 05/16/2023

Reception #: 2023000027166

Original Sale Date: 09/13/2023

Deed of Trust Date: 06/13/2019

Recording Date: 06/27/2019

Reception #: 2019000050332

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 2, PATTIE LEA SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6451 Hudson Street, Commerce City, CO 80022

Original Note Amt: \$275,910.00

LoanType: FHA

Interest Rate: 5

Current Amount: \$261,512.85

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Abreo, Khalid, Saad, Trujillo, Monica

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Khalid Saad Abreo AND Monica Trujillo

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/20/2023

Last Publication Date: 08/17/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027886

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202379882

NED Date: 05/16/2023

Reception #: 2023000027167

Original Sale Date: 12/20/2023

Deed of Trust Date: 04/14/2004

Recording Date: 04/20/2004

Reception #: 20040420000254850

Re-Recording Date

Re-Recorded #:

Legal: The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 1 South, Range 67 West, of the 6th P.M., Except that part described as follows:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12; thence South along the West line of the said East 1/4 of the Northwest 1/4 of the Northwest 1/4, 194 feet; thence Southeasterly to a point which is 238 feet South and 209 feet East of the Northwest corner of said East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence North 238 feet to the North line of said East 1/2 of the Northwest 1/4 of the Northwest 1/4; thence West along the North line of said East 1/2 of the Northwest 1/4 of the

Northwest 1/4; 209 feet to the True Point of Beginning,

Parcel B:

That part of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 1 South, Range 67 West of the 6th P.M., lying South of Colorado State Highway No. 7; Except the

West 209 feet thereof, COUNTY OF ADAMS, STATE OF COLORADO

Address: 12420 E. 160th Avenue, Brighton, CO 80602

Original Note Amt: \$229,000.00

LoanType: Unknown

Interest Rate: 6.690

Current Amount: \$248,493.03

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust
Mortgage Pass-Through Certificates, Series 2004-8

Current Owner: April K. Baker and Bret A. Baker and Delores R. Baker

Grantee (Lender On Deed of Trust): Rio Grande Mortgage

Grantor (Borrower On Deed of Trust) Bret A. Baker and Delores R. Baker

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/02/2023

Last Publication Date: 11/30/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO21741

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202379883

NED Date: 05/16/2023

Reception #: 2023000027165

Original Sale Date: 09/13/2023

Deed of Trust Date: 03/30/2011

Recording Date: 03/31/2011

Reception #: 2011000020693

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 4, WOLF CREEK FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 55590 East 41st Avenue, Strasburg, CO 80136

Original Note Amt: \$239,896.00

LoanType: FARM

Interest Rate: 3.375

Current Amount: \$226,927.25

As Of: 01/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Jason Cannon, Shari Cannon

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for WR Starkey Mortgage, L.L.P.

Grantor (Borrower On Deed of Trust) Jason Cannon and Shari Cannon

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 07/21/2023

Last Publication Date: 08/18/2023

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 18CO00469-3

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202379884

NED Date: 05/16/2023

Reception #: 2023000027169

Original Sale Date: 09/13/2023

Deed of Trust Date: 02/27/2019

Recording Date: 03/01/2019

Reception #: 2019000014962

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 14475 LANEWOOD ST, BRIGHTON, CO 80603

Original Note Amt: \$269,841.00

LoanType: FHA

Interest Rate: 5.250

Current Amount: \$252,960.34

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): BANKUNITED N.A.

Current Owner: JACOB F. LEE AND MADISON L. CALLAHAN

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) JACOB F. LEE AND MADISON L. CALLAHAN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/20/2023

Last Publication Date: 08/17/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-023889

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Foreclosure Number: A202379885

NED Date:	05/16/2023	Reception #:	2023000027164
Original Sale Date:	09/13/2023		
Deed of Trust Date:	04/09/2019	Recording Date:	04/18/2019
		Re-Recording Date	
		Reception #:	2019000028444
		Re-Recorded #:	

Legal: Lot 3, Block 15, Thornton Valley East Third Filing, County of Adams, State of Colorado.

Address: 9002 Cypress Dr, Thornton, CO 80229

Original Note Amt:	\$178,251.00	LoanType:	VA	Interest Rate:	4.500
Current Amount:	\$190,068.16	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Englebert Louis Oestereicher and Julianna Marie Oestereicher
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns
Grantor (Borrower On Deed of Trust)	Englebert Louis Oestereicher and Julianna Marie Oestereicher

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	07/20/2023
		Last Publication Date:	08/17/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number:	CO21706	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: A202379886

NED Date:	05/16/2023	Reception #:	2023000027223
Original Sale Date:	09/13/2023		
Deed of Trust Date:	01/12/2021	Recording Date:	04/20/2021
		Re-Recording Date	
		Reception #:	2021000047253
		Re-Recorded #:	

Legal: LOT 3, BLOCK 1, CARLTON ESTATES SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1530 ARGONNE ST, AURORA, CO 80011-5201

Original Note Amt:	\$276,731.00	LoanType:	VA	Interest Rate:	2.250
Current Amount:	\$269,093.49	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	RONNIE E. ACORD AND ABIGAIL ACORD
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust)	RONNIE E. ACORD

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	07/20/2023
		Last Publication Date:	08/17/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000009610528	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: A202379887

NED Date: 05/16/2023

Reception #: 2023000027355

Original Sale Date: 09/13/2023

Deed of Trust Date: 05/04/2013

Recording Date: 05/13/2013

Reception #: 2013000040286

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 7, SHERRELWOOD ESTATES, FILING NO. 2, ACCORDING TO THE RECORDED PLOT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER FILED, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8245 UMATILLA ST, Denver, CO 80221

Original Note Amt: \$137,362.00

LoanType: FHA

Interest Rate: 3.75

Current Amount: \$106,798.95

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): TRUHOME SOLUTIONS, LLC

Current Owner: BEVERLY HUDAK AND JAMES HUDAK AND RANDALL HUDAK

Grantee (Lender On Deed of Trust): PARTNER COLORADO CREDIT UNION

Grantor (Borrower On Deed of Trust): BEVERLY HUDAK AND JAMES HUDAK AND RANDALL HUDAK

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/20/2023

Last Publication Date: 08/17/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029919

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